

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/S Oliver Beach Road, 86.51'SE *
of the c/l Eastern Avenue * DEPUTY ZONING COMMISSIONER
(7002 Oliver Beach Road) *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Case No. 97-186-A
Ronald C. Warner, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7002 Oliver Beach Road, located in the vicinity of Eastern Avenue in Oliver Beach. The Petition was filed by the owners of the property, Ronald C. and Phyllis A. Warner. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an approximately 10' x 20' shed in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

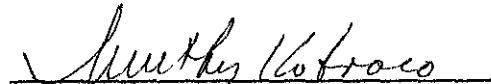
vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an approximately 10' x 20' shed in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 25, 1996

Mr. & Mrs. Ronald C. Warner
7002 Oliver Beach Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Oliver Beach Road, 86.51' SE of the c/l Eastern Avenue
(7002 Oliver Beach Road)
15th Election District - 5th Councilmanic District
Ronald C. Warner, et ux - Petitioners
Case No. 97-186-A

Dear Mr. & Mrs. Warner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

RECORDED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-186-A
7002 Oliver Beach Rd.

which is presently zoned

D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400-1, BC22, TO PERMIT A

Shed in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. DID NOT KNOW WE COULD NOT USE SIDE YARD FOR SHED.
2. NO ROOM IN BACK YARD BECAUSE OF SWALE AND DRAIN PIPE WE HAD TO PUT IN FOR WATER RUN OFF
3. WE JUST DO NOT HAVE THE FUNDS TO MOVE THE SHED DO TO MR. WARNER'S HEALTH.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

MR. RONALD C. WARNER
(Type or Print Name)

Signature

Ronald C. Warner
Signature

Address

MRS. PHYLLIS A. WARNER
(Type or Print Name)

City

State

Zipcode

Mrs. Phyllis A. Warner
Signature

Attorney for Petitioner

(Type or Print Name)

7002 Oliver Beach Rd. 335-7517
Address Phone No.

Signature

Baltimore, Maryland 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

R. WARNER
Name

City

State

Zipcode

SAME
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE

10-22-96

ESTIMATED POSTING DATE:

11-3-96

Printed with Soybean Ink
on Recycled Paper

ITEM #:

186

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of 97-186-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7002 Oliver Beach RD.
address
Baltimore, Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I KNOW IGNORANCE IS NOT AN EXCUSE. But we Really did not know we
COULDN'T PUT OUR SHED IN SIDE YARD. WE HAVE NO BACK YARD TO SPEAK
OF PLUS WE MUST PUT A SWALE FOR THE WATER RUN OFF
THROUGH OUR BACK YARD. AND WE OFFSET OUR HOUSE TO ONE SIDE
SO WE WOULD HAVE A LARGER SIDE YARD TO DO THINGS WITH LIKE
THE SHED, VOLLEYBALL AND CRO-quet. WE CAN NOT AFFORD TO HAVE
IT MOVED AT THIS TIME DUE TO THE COST OF THE SHED THAT WE
SAVED ONE YEAR FOR AND MEDICAL BILLS FOR MR. WARNER WHO HAS
HEAR PROBLEMS AND CANCER.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald C. Warner
(signature)
RONALD C. WARNER
(type or print name)



Phyllis A. Warner
(signature)
PHYLLIS A. WARNER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald C And Phyllis A Warner

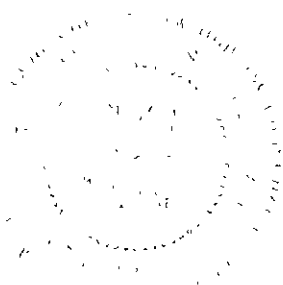
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/18/96
date

Linda Salvo
NOTARY PUBLIC LINDA M. SALVO

My Commission Expires:



Affidavit in support of Administrative Variance 97-186-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7002 Oliver Beach RD.
address
Baltimore, Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I KNOW IGNORANCE IS NOT AN EXCUSE. But WE REALLY DID NOT KNOW WE COULDN'T PUT OUR SHED IN SIDE YARD. WE HAVE NO BACK YARD TO BREAK OF PLUS WE MUST PUT A SWALE FOR THE WATER RUN OFF THROUGH OUR BACK YARD. AND WE OFFSET OUR HOUSE TO ONE SIDE SO WE WOULD HAVE A LARGER SIDE YARD TO DO THINGS WITH LIKE THE SHED, VOLLEY BALL AND CROQUET. WE CAN NOT AFFORD TO HAVE IT MOVED AT THIS TIME DUE TO THE COST OF THE SHED THAT WE SAVER ONE YEAR FOR AND MEDICAL BILL FOR MR. WARNER WHO HAS HEART PROBLEMS AND CANCER.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald C. Warner
(signature)
RONALD C. WARNER
(type or print name)



Phyllis A. Warner
(signature)
PHYLLIS A. WARNER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald C. And Phyllis A Warner

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/18/96
date

Linda M. Salvo
NOTARY PUBLIC

My Commission Expires:

7-26-00

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7002 Oliver Beach Rd.

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FOA, BLER; TO PERMIT A

Shed ~~(25)~~ in The SIDE YARD in LIEU of The REQUIRED ~~REAR~~ YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. DID NOT KNOW WE COULD NOT USE SIDE YARD FOR SHED.
2. NO ROOM IN BACK YARD BECAUSE OF SWALE AND DRAIN PIPE WE HAD TO PUT IN FOR WATER RUN OFF.
3. WE JUST DO NOT HAVE THE FUNDS TO MOVE THE SHED DO TO MR. WARNER'S HEALTH

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

MR. RONALD C. WARNER
(Type or Print Name)

Donald C. Warner
Signature

MRS. PHYLLIS A. WARNER
(Type or Print Name)

Mrs. Phyllis A. Warner
Signature

7002 Oliver Beach Rd. 335-7517
Address Phone No.

Baltimore, Maryland 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

R. WARNER
Name

SAME
Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: OLM

DATE: 10-22-96

ESTIMATED POSTING DATE: 11-3-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 186

7002 OLIVER BEACH ROAD

97-186-A

Beginning AT A POINT ON THE NORTH/EAST side of

OLIVER BEACH ROAD which is 60' R/W

wide AT THE distance of 85.51' SOUTH/EAST of the
CENTER LINE OF THE NEAREST IMPROVED INTERSECTION
STREET "EASTERN AVE." which is 60' wide

LIBER #

9719

FOLIO #

434

1. S. $59^{\circ} 22' 42''$ E. 144.00'

2. N. $30^{\circ} 37' 18''$ E. 71.68'

3. N. $56^{\circ} 25' 42''$ W. 144.19'

4. S. $30^{\circ} 37' 18''$ W. 79.10'

to the place of Beginning

186

[MICROFILMED]

CERTIFICATE OF POSTING

RE: Case No.: 97-186A

Petitioner/Developer: _____

Phylliss Warner

Date of ~~Hearing~~ Closing: Nov. 18-1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7002 OLIVER BEACH
ROAD BALTIMORE, MARYLAND 21220

The sign(s) were posted on Nov 2, 1996
(Month, Day, Year)

Sincerely,

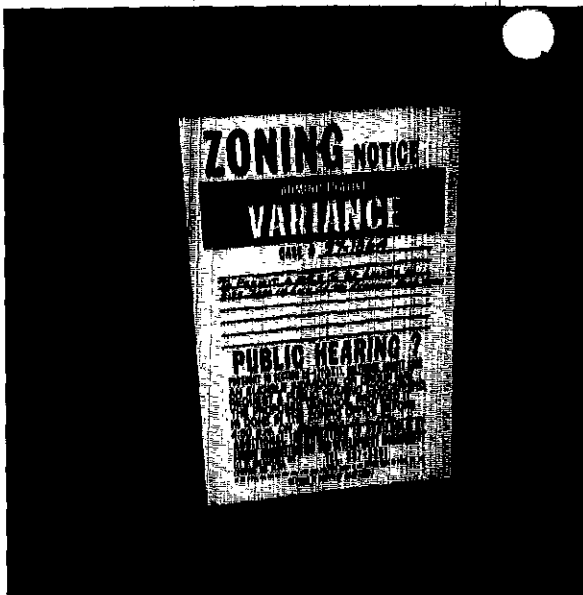
Thomas P. Ogle SR 11/2/96
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-186-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 186 Petitioner: Ronald & Phyllis Warner

Location: 7002 Oliver Beach Rd. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RONALD C. WARNER

ADDRESS: 7002 OLIVER Beach Rd.

Baltimore, Maryland 21220

PHONE NUMBER: 335-7517

UNRECORDED



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-3-96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-186-A

TO PERMIT A shed TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REAR YARD.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11-18-96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1996

Mr. and Mrs. Ronald Warner
7002 Oliver Beach Road
Baltimore, MD 21220

RE: Item No.: 186
Case No.: 97-186-A
Petitioner: Ronald Warner, et ux

Dear Mr. and Mrs. Warner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-1-96
Item No. 186 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 04, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 183, 184, 186, 189, 190, 191,
194 AND 195.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



John
ALEXANDER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 14, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 12, 1996
Item Nos. 183, 186, 189, 190,
191, 192 and 195

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 4, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 177, 183, 184, (186), 189, 190, 191, 192, 194, and 195

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

ITEM177/PZONE/ZAC1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Nov. 1 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 4 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

183

190

184

191

186

193

187

195

188

RBS:sp

BRUCE2/DEPRM/TXTSBP

FILED



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 4, 1996

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DJT
Code Inspections and Enforcement Supervisor

RE: ITEM NO.: 186
PETITIONER: Ronald C. Warner and Phyllis A. Warner
Tenants By Entireties

VIOLATION CASE NO.: C-97-1506

LOCATION OF VIOLATION: 7002 Oliver Beach Road
15th Election District

DEFENDANTS: Ronald and Phyllis Warner
7002 Oliver Beach Road

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Inspections and Enforcement Supervisor, so that the appropriate action may be taken to the violation case.

JHT/DJT /hek

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7002 OLIVER BEACH ROAD

Subdivision name: MINOR SUB-DIVISION PLAN OF DIEGERT PROPERTY 92-293 M

plat book # 9719, folio # 24, lot # 2, section #

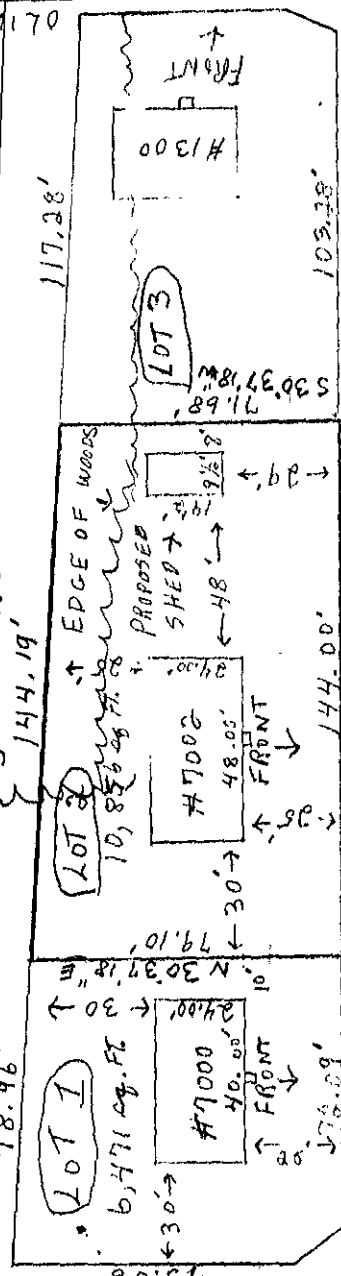
OWNER: RONALD & PHYLLIS WARNER

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEDERAL INSURANCE RATE MAPS, COMMUNITY PANEL 240010 00458.

97-186-A

MR. & MRS. PRESTIINI

MR. & MRS. FRY



OLIVER BEACH ROAD
60' R/W

MICROFILMED

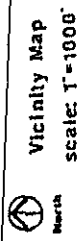
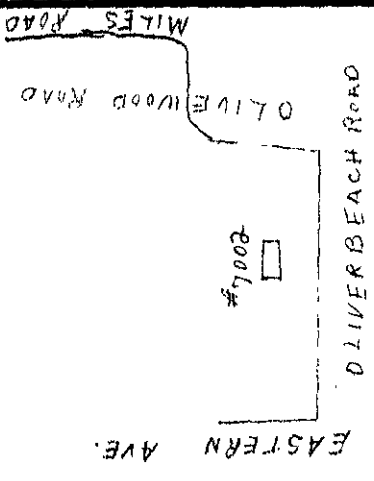


North

date: 10-21-96

prepared by: R.W.

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 07
T=200' scale map#: NE 7 M
Zoning: D.R.-5.5
Lot size: 0.2492 acreage
10,856 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

96 186



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.

- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: Ronald & Phyllis Warner

Location: 7002 Oliver Beach Rd. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald & Phyllis Warner

ADDRESS: 7002 Oliver Beach Rd.

Baltimore, Maryland 21220

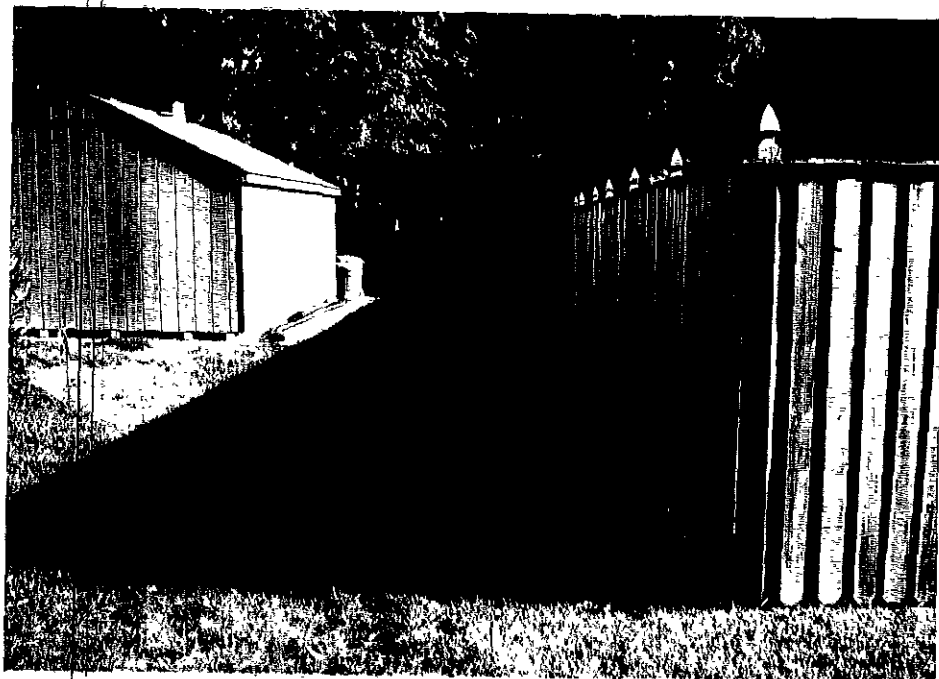
PHONE NUMBER: 335-7517

97-186-A



RECEIVED MED.

97-186-A

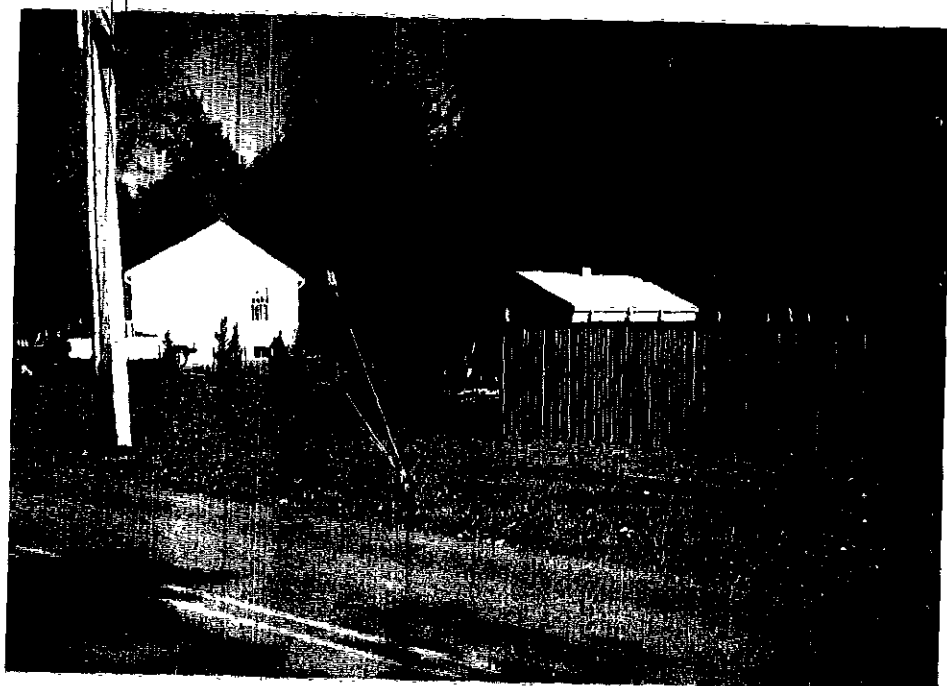


MICROFILMED

BRANCH OFFICE DAILY RECORD

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97-186 A



MICROFILMED

BRANCH OFFICE DAILY RECORD

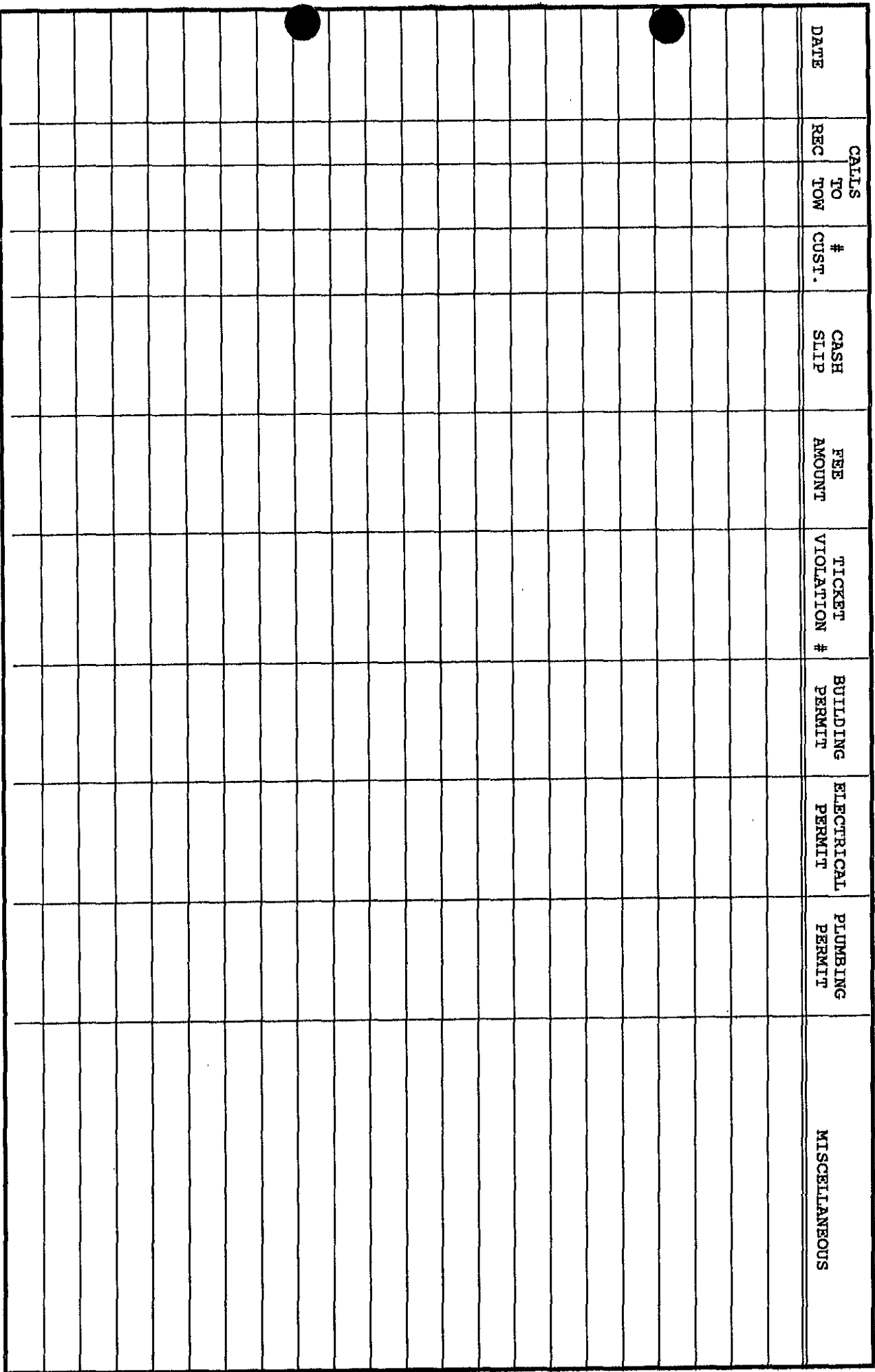
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97-186-A



MICROFILMED

BRANCH OFFICE DAILY RECORD



97-186-A



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BRANCH OFFICE DAILY RECORD

[illegible]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-186-A (Item 186)
7002 Oliver Beach Road
NE/S Oliver Beach Road, 86.51' SE of c/l Eastern Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Ronald C Warner and Phyllis A. Warner
Post by Date: 11/03/96
Closing Date: 11/18/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronald and Phyllis Warner

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

HAREWOOD
OLIVER BEACH

SCALE

1" = 200' ±

DATE

OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401